

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

115



FROM: Economic Development Agency / Facilities Management and Transportation Department

SUBMITTAL DATE:
September 8, 2011

SUBJECT: Resolution No. 2011-208, Authorization to Convey Fee Simple Interests in Real Property – Palm Springs

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2011-208, Authorization to Convey Fee Simple Interests in Real Property located in Palm Springs, County of Riverside, on a portion of Assessor's Parcel Number 660-190-019, 660-190-018 and 660-190-020 by Quitclaim Deed to the City of Palm Springs;
2. Authorize the Chairman of the Board of Supervisors (Board) to execute the Quitclaim Deed to complete the conveyance of the interests in real property and this transaction; and,

(Continued)



Juan C. Perez, Director
Transportation Department




Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2011/12

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: N/A	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY: 

Jennifer J. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: 
CYNTHIA M. GUNZEL
DATE: _____
Departmental Concurrence

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: 3.19 of 10/9/09; 3.40 of 9/29/09; 3.29 of 12/16/08 | **District:** 5 | **Agenda** 3.16

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

RECOMMENDED MOTION: (Continued)

3. Authorize the Assistant County Executive Officer/EDA, or his designee, to execute any other documents and administer all actions to complete this transaction.

BACKGROUND:

The Palm Drive/Gene Autry Trail Interchange is a gateway into the Cities of Palm Springs, Desert Hot Springs and Cathedral City and the unincorporated County. Significant growth in the area has increased traffic beyond the capacity of the interchanges and is now failing during the peak hours of operation. The need for improving this interchange has been recognized by Riverside County Transportation Department, the City of Palm Springs, the City of Desert Hot Springs, the City of Cathedral City, CVAG, and Caltrans. The improvements proposed to the interchange will increase capacity and improve the operation to a satisfactory condition for current and future traffic volumes. The interchange is currently under construction and scheduled for completion in spring 2012.

On December 16, 2008, the Board of Supervisors (Board) approved item 3.29 approving the acquisition of the fee simple and permanent easement for utility purposes for portions of Assessor's Parcel Numbers 660-190-013, 018, 019, 020 and 021. It was later determined that the permanent easements of portions of Assessor's Parcel Numbers 660-190-013 and 660-190-021 are no longer necessary for the County and would be transferred to Southern California Edison (SCE) by Quitclaim Deed to allow for relocation of conflicting aerial electrical poles and conductors. This would fulfill the County's obligation to replace the existing Southern California Edison easement in kind. Subsequently, the Board approved item 3.40 on September 29, 2009 (The Notice of Intention to Convey Easement Interests in Real Property) and item 3.19 on October 6, 2009 (Authorization to Convey Easements Interests in Real Property). The Quitclaim Deed from the County to Southern California Edison recorded on October 9, 2009.

The portions of Assessor's Parcel Numbers 660-190-019, 660-190-018, and 660-190-020 owned by the County in fee simple interest are, in addition, no longer necessary for the County and would be transferred to the City of Palm Springs by Quitclaim Deed as the right-of-way is in the City's jurisdiction.

Pursuant to Government Code Section 25365, the County may transfer interests in real property or interest therein, belonging to the County to another public agency, upon the terms and conditions as are agreed upon and without complying with any other provisions of the Government Code, if the property or interest therein to be conveyed is not required for County use. The County intends to quitclaim fee simple interests in real property located in Palm Springs, County of Riverside, a 8,152 square meter portion of Assessor's Parcel Number 660-190-019, (Parcel 0740-001A), a 2,997.6 square meter portion of Assessor's Parcel Number 660-190-018, (Parcel 0740-001B) and a 92.1 square meter portion of Assessor's Parcel Number 660-190-020 , (Parcel 0740-001C) recorded February 9, 2009 as Instrument Number 2009-0060200, as more particularly described in Exhibits "A," "B," and "C" attached hereto, by Quitclaim Deed to the City of Palm Springs.

(Continued)

Economic Development Agency/Facilities Management and Transportation Department
Resolution No. 2011-208, Authorization to Convey Fee Simple Interests in Real Property – Palm
Springs

September 8, 2011

Page 3

BACKGROUND: (Continued)

On September 13, 2011, the Board adopted Resolution No. 2011-207, approving their Notice of Intent to convey fee simple interests, a 8,152 square meter portion of Assessor's Parcel Number 660-190-019, (Parcel 0740-001A), a 2,997.6 square meter portion of Assessor's Parcel Number 660-190-018, (Parcel 0740-001B) and a 92.1 square meter portion of Assessor's Parcel Number 660-190-020 , (Parcel 0740-001C) recorded February 9, 2009 as Instrument Number 2009-0060200, to the City of Palm Springs and notice was published by the Clerk of the Board pursuant to Section 6061 of the Government Code.

The Resolution has been reviewed and approved by County Counsel as to legal form.

Attachments:

Exhibit A Parcels 0740-001A, 0740-001B & 0740-001C, recorded February 9, 2009 as Instrument Number 2009-0060200

1 **Board of Supervisors**

County of Riverside

2 **RESOLUTION NO. 2011-208**

3 **AUTHORIZATION TO CONVEY FEE SIMPLE INTERESTS**

4 **IN REAL PROPERTY TO PALM SPRINGS**

5 **BY QUITCLAIM DEED**

6 WHEREAS, the County of Riverside (County) acquired various interests in portions of Assessor's
7 Parcel Number 660-190-019, 660-190-018 and 660-190-020 to improve the Palm Drive/I-10 Interchange;
8 and

9 WHEREAS, this conveyance will fulfill the County's obligation to quitclaim their interests located
10 in the City of Palm Spring's right-of-way; now, therefore,

11 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of
12 Riverside, in regular session assembled on Sept. 20, 2011, at 9:00 a.m., in the meeting room of the
13 Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street,
14 Riverside, California, hereby authorizes the conveyance of fee simple interests in real property to City of
15 Palm Springs as a portion of Assessor's Parcel Number 660-190-019, Parcel 0740-001A, Assessor's
16 Parcel Number 660-190-018, Parcel 0740-001B, and Assessor's Parcel Number 660-190-020, Parcel
17 0740-001C, recorded February 9, 2009 as Instrument Number 2009-0060200, more particularly
18 described in Exhibits "A," attached hereto, by Quitclaim Deed, consisting of approximately eleven
19 thousand two-hundred forty two (11,242) square meters of land.

20 BE IT FURTHER RESOLVED AND DETERMINED that the Chairman of the Board of Supervisors
21 of the County of Riverside is authorized to execute the documents to complete the conveyance of the fee
22 simple interest and this transaction.

23 BE IT FURTHER RESOLVED AND DETERMINED that the Assistant County Executive
24 Officer/EDA or his designee, is authorized to execute any other documents to complete this transaction.

25 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of Supervisors has
26 given notice hereof as provided in Section 6061 of the Government Code.

27
28 MT:ra/071211/240TR/14.251

S:\Real Property\TYPING\Docs-14.000 to 14.499\14.251.doc

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 8-3-11
DATE
SYNTHIA M. GUNZEL

Recorded at request of and return to:
Economic Development Agency
Real Estate Division
On behalf of the Transportation Department
3403 Tenth Street, Suite 500
Riverside, California 92501

FREE RECORDING
This instrument is for the benefit of the
Redevelopment Agency of the County
of Riverside, and is entitled to be
recorded without fee.
(Govt. Code 6103)

MT:ra/080411/240TR/14.266

PROJECT: Palm Drive and Interstate 10
PARCEL: 0740-001A, 0740-001B and
0740-001C
APNs: 660-190-019 (portion),
660-190-018 (portion) and
660-190-020 (portion)

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, COUNTY OF RIVERSIDE, a political subdivision, of the State of California, does hereby remise, release and forever quitclaim to CITY OF PALM SPRINGS, a municipal corporation, all right, title and interest in and to the real property in the County of Riverside, State of California, as dedicated in Grant Deed documents recorded on February 9, 2009, as Instrument No. 2009-0060200, records of said County, attached hereto and made a part hereof.

Dated: _____

COUNTY OF RIVERSIDE,

By: _____

Bob Buster, Chairman
Board of Supervisors

ATTEST:
KECIA HARPER-IHEM,
Clerk of the Board

By: _____
Deputy

ATTACH NOTARY ACKNOWLEDGMENT

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 8-18-11 DATE
SYNTHIA M. GUNZEL

EXHIBIT "A"

ORANGE COAST TITLE CO.

DOC # 2009-0060200

02/09/2009 08:00A Fee:NC

Page 1 of 11

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



140-734467.66

Recorded at request of and return to:
Department of Facilities Management
Real Estate Division
On behalf of Transportation Department
3133 Mission Inn Avenue
Riverside, California 92507-4199

FREE RECORDING

This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.

(Govt. Code 6103)

12.140\090808\240TR\JRFjw

TEA: 011-011

DTT: ~~NO~~ consideration

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/			//						
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PROJECT: Palm Drive and Interstate 10

PARCELS: 0740-001A, 0740-001B and
0740-001-C

APNs: 660-190-019, 660-190-018 and
660-190-020

T
033

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

PALM DRIVE ASSOCIATES, a general partnership, hereinafter called "Grantor", hereby grants
the County of Riverside, a political subdivision, the real property in the County of Riverside,
State of California, described as follows:

See Exhibit "A" attached hereto
and made a part hereof

PROJECT: Palm Drive and Interstate 10
PARCELS: 0740-001A, 0740-001B and 0740-001-C
APNs: 660-190-016, 660-190-017, 660-190-018, 660-190-019 and 660-190-020

PALM DRIVE ASSOCIATES, a general partnership

By: [Signature]
Name: DONALD A. FERRELLI
Title: _____

By: _____
Name: _____
Title: _____

State of California)
County of SANTA CLARA)ss

On OCTOBER 30, 2008, before me, CHRISTINE BERGLUND a Notary Public in and for said County and State, personally appeared DONALD A. FERRELLI and _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature [Signature]

[SEAL]



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed to the COUNTY OF RIVERSIDE, a political subdivision, is hereby accepted by order of the Board of Supervisors on the date below and the grantee consents to the recordation thereof by its duly authorized officer.

Date: 12/23/08

By: [Signature]
Robert Field, Director
Department of Facilities Management

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Christine Berglund

Notary Identification Number 1750390

County Where Bond Is Filed Santa Clara

Date Commission Exp Sun 10, 2011

DATE: 2, 9, 09

SPL, Inc. as agent

Signature

State of California)
County of _____)

On _____ before me, _____ personally
appeared, _____

who proved to me the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

SPL, Inc. as agent

DATE: ____ / ____ / ____

Signature _____

EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL 0740-001A

BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF GENE AUTRY TRAIL (FORMERLY PALM DRIVE) WITH THE CENTERLINE OF MICRO PLACE (FORMERLY FRONTAGE ROAD) AS RELINQUISHED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED MARCH 5, 1970 AS INSTRUMENT NUMBER 20923, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AS SHOWN ON CALTRANS MAP NUMBER 405573, ALSO SHOWN ON RIVERSIDE COUNTY MAP NUMBER 204, PAGES 490 THROUGH 493, INCLUSIVE, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, RIVERSIDE COUNTY, CALIFORNIA, SAID POINT ON GENE AUTRY TRAIL BEING IN A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 914.380 METERS AND AN INITIAL RADIAL BEARING OF N 69°16'00"W;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID TANGENT CURVE AND THE CENTERLINE OF SAID GENE AUTRY TRAIL, THROUGH A CENTRAL ANGLE OF 00°37'40", A DISTANCE OF 10.019 METERS;

THENCE N 69°53'40"W, A DISTANCE OF 28.435 METERS TO THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID GENE AUTRY TRAIL AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID MICRO PLACE, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S 19°52'42"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF GENE AUTRY TRAIL, A DISTANCE OF 35.283 METERS TO THE MOST NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DECLARED A PUBLIC HIGHWAY BY RESOLUTION RECORDED APRIL 13, 1966 AS INSTRUMENT NUMBER 38814, RECORDS OF SAID RECORDER;

THENCE S 19°02'59"W, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF GENE AUTRY TRAIL AND SAID INSTRUMENT NUMBER 38814, A DISTANCE OF 10.982 METERS;

THENCE N 56°17'28"W, A DISTANCE OF 40.345 METERS TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 140.000 METERS;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 47°24'16", A DISTANCE OF 115.831 METERS;

THENCE N 08°53'12"W, A DISTANCE OF 162.253 METERS TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID MICRO PLACE, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 375.810 METERS AND AN INITIAL RADIAL BEARING OF S 77°16'57"W;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF MICRO PLACE AND THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 21°04'27", A DISTANCE OF 138.229 METERS;

THENCE S 14°50'42"E, A DISTANCE OF 35.404 METERS TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.000 METERS;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 46°40'13", A DISTANCE OF 81.455 METERS;

THENCE S 61°30'53"E, A DISTANCE OF 17.894 METERS;

EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL 0740-001A
(CONTINUED)

THENCE N 24°23'36"E, A DISTANCE OF 4.613 METERS TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID MICRO PLACE;

THENCE S 35°30'47"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF MICRO PLACE, A DISTANCE OF 8.420 METERS TO THE TRUE POINT OF BEGINNING.

CONTAINING 8,152.0 SQUARE METERS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000024216 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 205/356-364, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: _____

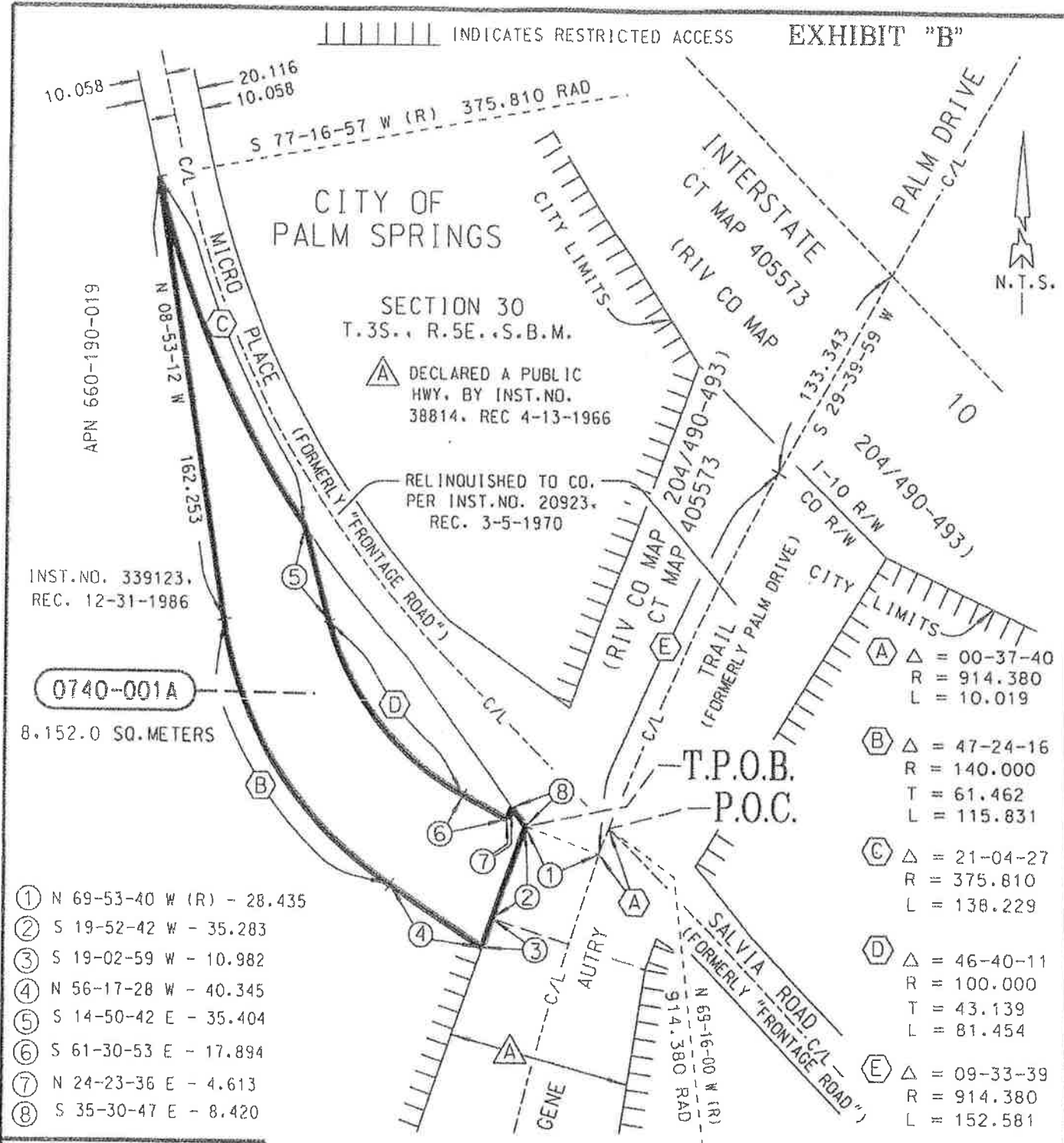
DATE: _____

Ketana
2-7-08



EXHIBIT "B"

INDICATES RESTRICTED ACCESS



INST. NO. 339123,
REC. 12-31-1986

0740-001A

8,152.0 SQ. METERS

- ① N 69-53-40 W (R) - 28.435
- ② S 19-52-42 W - 35.283
- ③ S 19-02-59 W - 10.982
- ④ N 56-17-28 W - 40.345
- ⑤ S 14-50-42 E - 35.404
- ⑥ S 61-30-53 E - 17.894
- ⑦ N 24-23-36 E - 4.613
- ⑧ S 35-30-47 E - 8.420

- △ = 00-37-40
R = 914.380
L = 10.019
- △ = 47-24-16
R = 140.000
T = 61.462
L = 115.831
- △ = 21-04-27
R = 375.810
L = 138.229
- △ = 46-40-11
R = 100.000
T = 43.139
L = 81.454
- △ = 09-33-39
R = 914.380
L = 152.581



ALL DISTANCES ARE IN METERS. ALL DISTANCES SHOWN ARE GRID DISTANCES UNLESS SPECIFIED OTHERWISE. GROUND DISTANCES CAN BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.000024216.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO. : 0740-001A
PROJECT: PALM DRIVE & I-10	PREPARED BY: DDD
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE: N.T.S.
	DATE: FEBRUARY, 2008
APPROVED BY: <i>[Signature]</i> DATE: 2-7-08	W.O. NO. : A4-0740
	SHEET 1 OF 1 SHEET

EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL 0740-001B

BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF GENE AUTRY TRAIL (FORMERLY PALM DRIVE) WITH THE CENTERLINE OF SALVIA ROAD (FORMERLY FRONTAGE ROAD), AS RELINQUISHED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED MARCH 5, 1970 AS INSTRUMENT NUMBER 20923, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AS SHOWN ON CALTRANS MAP NUMBER 405573, ALSO SHOWN ON RIVERSIDE COUNTY MAP NUMBER 204, PAGES 490 THROUGH 493, INCLUSIVE, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, RIVERSIDE COUNTY, CALIFORNIA, SAID POINT ON GENE AUTRY TRAIL BEING IN A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 914.380 METERS AND AN INITIAL RADIAL BEARING OF N 69°16'00"W;

THENCE S 44°19'39"E ALONG THE CENTERLINE OF SAID SALVIA ROAD, A DISTANCE OF 40.193 METERS;

THENCE S 45°40'21"W, A DISTANCE OF 15.240 METERS TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SALVIA ROAD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 56°37'26"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SALVIA ROAD, A DISTANCE OF 24.332 METERS;

THENCE S 44°19'39"E, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SALVIA ROAD, A DISTANCE OF 149.122 METERS TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 109.942 METERS AND AN INITIAL RADIAL BEARING OF N 45°40'21"E;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 15°17'42", A DISTANCE OF 29.349 METERS;

THENCE N 59°37'21"W, A DISTANCE OF 127.147 METERS TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID GENE AUTRY TRAIL, SAID POINT OF INTERSECTION ALSO BEING ON THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DECLARED A PUBLIC HIGHWAY BY RESOLUTION RECORDED APRIL 13, 1966 AS INSTRUMENT NUMBER 38814, RECORDS OF SAID RECORDER;

THENCE N 08°26'39"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF GENE AUTRY TRAIL, A DISTANCE OF 26.773 METERS TO AN ANGLE POINT THEREIN, SAID ANGLE POINT BEING THE MOST NORTHEASTERLY CORNER OF SAID INSTRUMENT NUMBER 38814;

THENCE N 20°52'12"E, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF GENE AUTRY TRAIL, SAID EASTERLY RIGHT-OF-WAY LINE ALSO BEING THE SOUTHEASTERLY LINE OF SAID INSTRUMENT NUMBER 20923, A DISTANCE OF 12.046 METERS TO THE **TRUE POINT OF BEGINNING**.

EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL 0740-001B
(CONTINUED)

CONTAINING 2,997.6 SQUARE METERS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000024216 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 205/356-364, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

APPROVED BY: *[Signature]*

DATE: 2-7-08



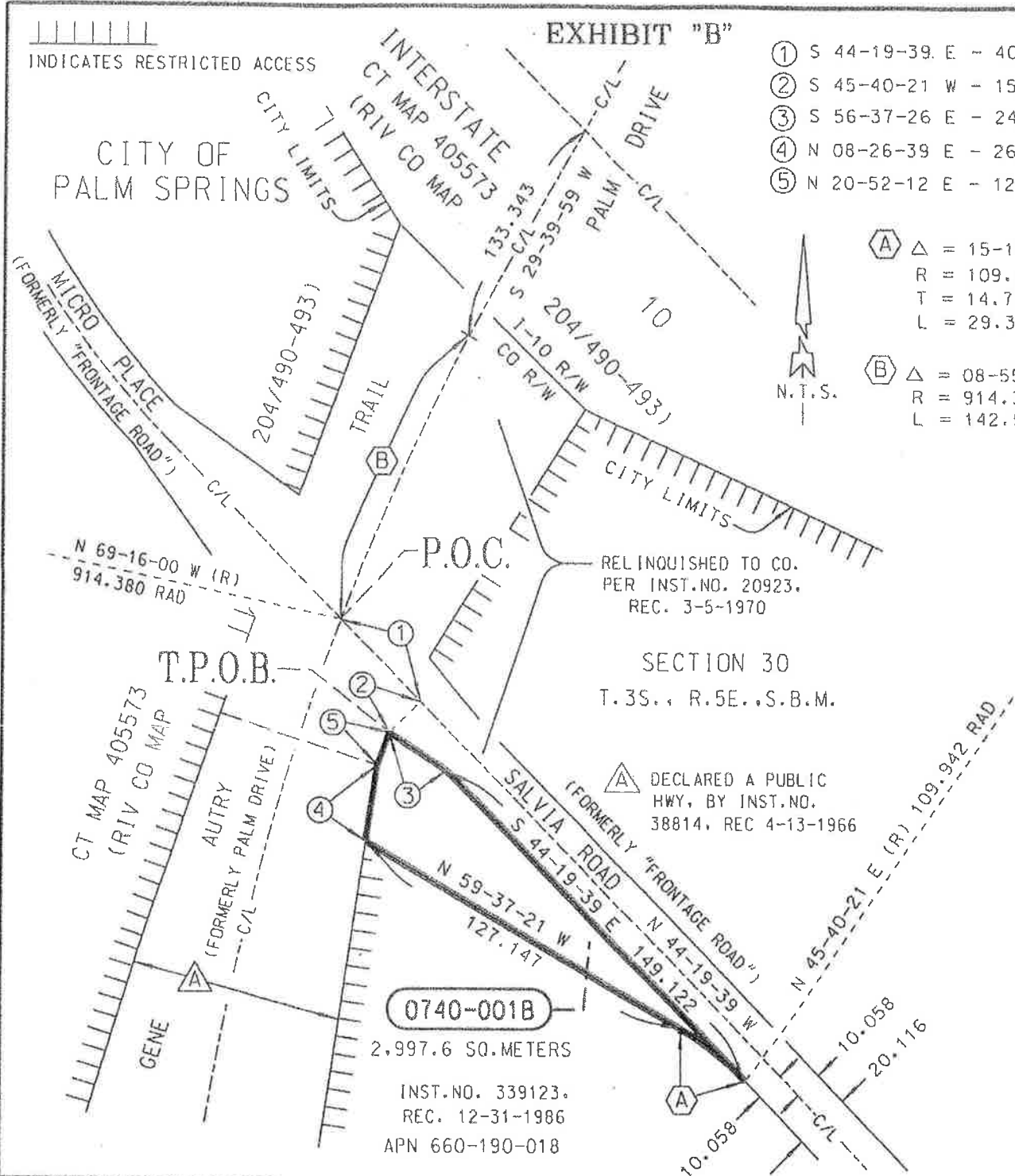
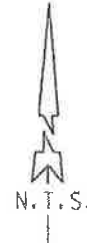
INDICATES RESTRICTED ACCESS

EXHIBIT "B"

- ① S 44-19-39 E - 40.193
- ② S 45-40-21 W - 15.240
- ③ S 56-37-26 E - 24.332
- ④ N 08-26-39 E - 26.773
- ⑤ N 20-52-12 E - 12.046

Ⓐ Δ = 15-17-42
R = 109.942
T = 14.762
L = 29.349

Ⓑ Δ = 08-55-59
R = 914.380
L = 142.562



ALL DISTANCES ARE IN METERS. ALL DISTANCES SHOWN ARE GRID DISTANCES UNLESS SPECIFIED OTHERWISE. GROUND DISTANCES CAN BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.000024216.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.	PAR. NO.: 0740-001B
PROJECT: PALM DRIVE & I-10	PREPARED BY: ODD
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.	SCALE: N.T.S.
	DATE: FEBRUARY, 2008
	W.O. NO.: A4-0740
	SHEET 1 OF 1 SHEET

APPROVED BY: *[Signature]* DATE: 2-7-08

EXHIBIT "A"
LEGAL DESCRIPTION
PARCEL 0740-001C

BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF GENE AUTRY TRAIL (FORMERLY PALM DRIVE) WITH THE CENTERLINE OF MICRO PLACE (FORMERLY FRONTAGE ROAD) AS RELINQUISHED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED MARCH 5, 1970 AS INSTRUMENT NUMBER 20923, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, AS SHOWN ON CALTRANS MAP NUMBER 405573, ALSO SHOWN ON RIVERSIDE COUNTY MAP NUMBER 204, PAGES 490 THROUGH 493, INCLUSIVE, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, RIVERSIDE COUNTY, CALIFORNIA, SAID POINT ON GENE AUTRY TRAIL BEING IN A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 914.380 METERS AND AN INITIAL RADIAL BEARING OF N 69°16'00"W;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID TANGENT CURVE AND THE CENTERLINE OF SAID GENE AUTRY TRAIL, THROUGH A CENTRAL ANGLE OF 02°08'42", A DISTANCE OF 34.232 METERS;

THENCE N 67°07'18"W, A DISTANCE OF 29.654 METERS TO THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID GENE AUTRY TRAIL AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID MICRO PLACE, AS SHOWN ON SAID RIVERSIDE COUNTY MAP NUMBER 204, PAGES 490 THROUGH 493, SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING;

THENCE N 54°38'01"W, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF MICRO PLACE, A DISTANCE OF 3.826 METERS;

THENCE N 24°23'36"E, A DISTANCE OF 49.021 METERS TO A POINT OF INTERSECTION WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF GENE AUTRY TRAIL;

THENCE S 20°04'31"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF GENE AUTRY TRAIL, A DISTANCE OF 49.891 METERS TO THE TRUE POINT OF BEGINNING.

CONTAINING 92.1 SQUARE METERS.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6. MULTIPLY DISTANCES SHOWN BY 1.000024216 TO OBTAIN GROUND DISTANCE.

REFERENCE IS HEREBY MADE TO RIVERSIDE COUNTY MAP NUMBER 205/356-364, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF RIVERSIDE COUNTY, CALIFORNIA.

SEE ATTACHED EXHIBIT "B"

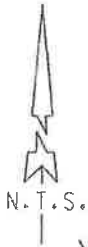
APPROVED BY: _____

DATE: _____



EXHIBIT "B"

CITY OF PALM SPRINGS



- ① N 67-07-18 W (R) - 29.654
- ② N 54-38-01 W - 3.826
- ③ N 24-23-36 E - 49.021
- ④ S 20-04-31 W - 49.891

RELINQUISHED TO CO.
PER INST.NO. 20923,
REC. 3-5-1970

APN 660-190-020

MICRO PLACE
(FORMERLY "FRONTAGE ROAD")

INTERSTATE
CT MAP 405573
(RIV CO MAP)

TRAIL

I-10 R/W
CO R/W

204/490-493

0740-001C

92.1 SQ. METERS

INST.NO. 339123,
REC. 12-31-1986

⊠ = 02-08-42
R = 914.380
L = 34.232

T.P.O.B.
P.O.C.

AUTRY
(FORMERLY PALM DRIVE)

CT MAP 405573
(RIV CO MAP 204/490-493)

SALVIA ROAD
(FORMERLY "FRONTAGE ROAD")

N 69-16-00 W (R) 914.380 RAD

SECTION 30
T.3S., R.5E., S.B.M.

||||| INDICATES RESTRICTED ACCESS



ALL DISTANCES ARE IN METERS. ALL DISTANCES SHOWN ARE GRID DISTANCES UNLESS SPECIFIED OTHERWISE. GROUND DISTANCES CAN BE OBTAINED BY MULTIPLYING GRID DISTANCES BY A COMBINATION FACTOR OF 1.000024216.

COUNTY OF RIVERSIDE TRANSPORTATION DEPT., SURVEY DIV.

PAR. NO.: 0740-001C

PROJECT: PALM DRIVE & I-10

PREPARED BY: DDD

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

SCALE: N.T.S.

DATE: FEBRUARY, 2008

W.D. NO.: A4-0740

APPROVED BY: *[Signature]* DATE: 2-7-08

SHEET 1 OF 1 SHEET